

# CITY OF WEST DES MOINES

## COUNCIL AGENDA

**date:** April 15, 2019

**time:** 5:30 P.M.

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MAYOR ..... STEVEN K. GAER  
COUNCILMEMBER AT LARGE ..... RENEE HARDMAN  
COUNCILMEMBER AT LARGE ..... JIM SANDAGER  
COUNCILMEMBER 1<sup>ST</sup> WARD ..... KEVIN L. TREVILLYAN  
COUNCILMEMBER 2<sup>ND</sup> WARD ..... JOHN MICKELSON  
COUNCILMEMBER 3<sup>RD</sup> WARD ..... RUSS TRIMBLE

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CITY MANAGER.....TOM HADDEN  
CITY ATTORNEY.....RICHARD SCIESZINSKI  
CITY CLERK.....RYAN JACOBSON

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1. **Call to Order/Pledge of Allegiance/Roll Call/Approval of Agenda**
2. **Citizen Forum** (Pursuant to City Council Procedural Rules citizen remarks are limited to five minutes under this agenda category - if additional time is desired the Mayor/Council may allow continuation as part of the Other Matters portion of the agenda)
3. **Mayor/Council/Manager Report/Other Entities Update**
  - a. Sally Dix, Bravo Greater Des Moines
4. **Consent Agenda**
  - a. Motion - Approval of Minutes of April 1, 2019 Meeting
  - b. Motion - Approval of Bill Lists
  - c. Motion - Approval of Liquor Licenses:
    1. The Girls Catering, Inc., d/b/a The Girls Catering, 4000 Turnberry Drive - 5-Day Class BW Permit - Effective April 26, 2019 - April 30, 2019
    2. Fareway Stores, Inc. d/b/a Fareway Store #153, 329 Grand Avenue - Class LE Liquor License with Carryout Wine and Carryout Beer - Renewal
    3. Fiesta West, Inc. d/b/a Fiesta Mexican Restaurant, 2025 Grand Avenue - Class LC Liquor License with Sunday Sales - New
    4. Migliero Real Estate d/b/a G. Mig's 5th Street Pub, 128 5th Street - Class LC Liquor License with Sunday Sales - Renewal
    5. Kineth Hotel Corporation d/b/a Hampton Inn, 6160 Mills Civic Parkway - Class BW Permit with Carryout Wine, Sunday Sales, Living Quarters, and Outdoor Service - Renewal
    6. Tian Lu, LLC d/b/a Heavenly Asian Cuisine & Lounge, 225 5<sup>th</sup> Street - Class LC Liquor License with Carryout Wine, Sunday Sales, and Catering Privileges - New

7. Historic Valley Junction Foundation d/b/a Historic Valley Junction Foundation, 137 5<sup>th</sup> Street - Six-Month Class LC Liquor License with Sunday Sales and Outdoor Service - New
8. Hy-Vee, Inc. d/b/a Hy-Vee Market Cafe, 1700 Valley West Drive (Cafe Area) - Class LC Liquor License with Sunday Sales - Renewal
9. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - May 8-9, 2019
10. GMRI, Inc. d/b/a The Olive Garden Italian Restaurant #1146, 3600 Westown Parkway - Class LC Liquor License with Sunday Sales - Renewal
11. Kelly Midwest Ventures LP d/b/a Staybridge Suites, 6905 Lake Drive - Class LB Liquor License with Sunday Sales - Renewal
12. T-Bowl Investments Inc. d/b/a Val Lanes Recreation Center, 100 Ashworth Road - Class LC Liquor License with Sunday Sales - Renewal
13. Willow Creek Golf Course, Inc. d/b/a Willow Creek Golf Course, 140 Army Post Road - Class LC Liquor License with Sunday Sales, Living Quarters, and Outdoor Service Privileges - Renewal
- d. Motion - Approval of Acknowledgment/Settlement Agreement - First Violation of Tobacco Laws
- e. Motion - Approval of Special Event Lane Closures:
  1. Lutheran Church of Hope Easter Services
  2. Miscellaneous Events - Historic Valley Junction Foundation
- f. Motion - Approval of Polk County Multi-Jurisdictional Hazard Mitigation Plan Update
- g. Motion - Approval of Amendment No. 2 to Professional Services Agreement - South 88<sup>th</sup> Street and Mills Civic Parkway Reconstruction
- h. Motion - Approval of Change Orders:
  1. Raccoon River Park Softball Complex Drainage and Dugout Repairs, #2
  2. Veterans Parkway Enhancements, Folded Flags, #2
- i. Resolution - Order Construction:
  1. Grand Avenue - South Jordan Creek Parkway to South 88<sup>th</sup> Street
  2. South 81<sup>st</sup> Street and Cascade Avenue Widening
  3. The Parkways Turn Lane on South Jordan Creek Parkway
  4. 2019 Concrete Trail Renovation
  5. American Legion Park Tennis Court Lighting Improvements
  6. Kiwanis Park Shelter Replacement
- j. Resolution - Accept Work - 2018 PCC Reconstruction Program
- k. Resolution - Approval of Professional Services Agreement - South Grand Prairie Parkway Grade Separation Study

- l. Resolution - Approval of Agreement with Union Pacific Railroad - Jordan Creek Parkway and Ashworth Road Intersection Improvements
- m. Resolution - Approval of Encroachment Agreement with Buckeye Pipeline - Veterans Parkway, SW 60<sup>th</sup> Street to SW Wild Rose Lane
- n. Resolution - Approval of Proposals from MidAmerican Energy Company to Extend Gas Main and Service - West Public Services Facility
- o. Resolution - Approval of Crossing Guard Agreement - West Des Moines Community School District and City of Windsor Heights
- p. Resolution - Approval and Acceptance of Easement - Hidden Point Park
- q. Resolution - Establish Public Hearings:
  - 1. Iowa Clinic Urban Renewal Area
  - 2. Amendment #5 to Westtown V Urban Renewal Area
- r. Resolution - Approval of Application for 2019 Great Places Designation
- s. Resolution - Approval and Acceptance of Purchase Agreements and Property Interests:
  - 1. South 88<sup>th</sup> Street and Mills Civic Parkway Reconstruction
  - 2. South 88<sup>th</sup> Street and I-80 Interchange Project
- t. Proclamation - Approval of Proclamations:
  - 1. Earth Day, April 22, 2019
  - 2. Arbor Day, April 26, 2019

## 5. Old Business

- a. Amendment to City Code - Title 9 (Zoning), Chapter 1 (Entitlements - Process and Procedures), Chapter 2 (Zoning Rules and Definitions), Chapter 4 (Zoning Districts and Maps), Chapter 5 (Agricultural/Open Space and Residential Zoning District), Chapter 7 (Setback and Bulk Density Regulations), Chapter 10 (Performance Standards), and Chapter 19 (Landscaping) - Update Regulations Pertaining to Building Setback and Separation Requirements and Bulk Density Regulations - City Initiated
  - 1. Ordinance - Approval of Second Reading
- b. Amendment to City Code - Title 9 (Zoning), Chapter 5 (Agricultural/Open Space and Residential Zoning District) and Chapter 10 (Performance Standards) - Modify Garage Requirements and Establish a Waiver Process for Single-Family Detached Dwellings - City Initiated
  - 1. Ordinance - Approval of Second Reading
- c. Sugar Creek Estates, generally located at the northeast corner of 100<sup>th</sup> Street and Stagecoach Drive - Designate Residential Medium Density Zoning on approx. 24.01 acres - Sugar Creek Estates, LLC
  - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

**6. Public Hearings (5:35 p.m.)**

- a. Stark Drive Vacation - Vacation of approx. 145 feet of Stark Drive west of the intersection with South 100<sup>th</sup> Street - Kings Grove, LLC (Continued from March 18, 2019 and April 1, 2019)
  - 1. Motion - Continue Public Hearing to May 6, 2019
- b. Ashworth Road I-80 Corridor, generally located along Ashworth Road beginning west of Interstate 80 to Jordan Creek Parkway - Amend Comprehensive Plan Land Use Map and Amend Zoning Map to Designate and Zone Property to High Density Residential, Medium Density Residential, Single Family Residential, Office, Community Commercial, and Business Park - City Initiated
  - 1. Motion - Accept Withdrawal of Rezoning Request
- c. West Grand Business Park-Des Moines University, northwest corner of South Jordan Creek Parkway and Grand Avenue - Amend Comprehensive Plan Land Use Map to Change approx. 85 acres from Business Park to Office and Amend the Planned Unit Development (PUD) to Only Allow SIC 8221 "Colleges, Universities and Professional Schools" within Parcel 8 - W & G McKinney Farms, LC
  - 1. Resolution - Approval of Comprehensive Plan Amendment
  - 2. Ordinance - Approval of First Reading
- d. Agreement for Private Development (Property Tax Rebate Program) - Dalton Partners, LLC and Mega St. Kilda, LLC
  - 1. Resolution - Approval of Agreement
- e. Agreement for Private Development (Property Improvement Fund and Regulatory Compliance Fund) - Dalton Partners, LLC and Mega St. Kilda, LLC
  - 1. Resolution - Approval of Agreement
- f. Agreement for Private Development - ComPort, LLC and Legacy Capital Partners, Inc.
  - 1. Resolution - Approval of Agreement
- g. Issuance of Not to Exceed \$6,000,000 General Obligation Urban Renewal Bonds, Series 2019B - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
- h. Issuance of Not to Exceed \$9,500,000 General Obligation Urban Renewal Bonds, Series 2019C - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
- i. Issuance of Not to Exceed \$6,270,000 General Obligation Urban Renewal Bonds, Series 2019D - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action
- j. Issuance of Not to Exceed \$2,150,000 General Obligation Urban Renewal Bonds, Series 2019E - City Initiated
  - 1. Resolution - Instituting Proceedings to Take Additional Action

- k. South 85th Street, Cascade Avenue to Mills Civic Parkway - City Initiated
  - 1. Resolution - Approval of Acquisition of Agricultural Property
- l. Booneville Road Reconstruction - South 88<sup>th</sup> Street to west of South 100<sup>th</sup> Street - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- m. 2019 HMA Resurfacing Program - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- n. Neighborhood Park Signage - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Motion - Defer Award of Contract to May 6, 2019
- o. Pinedale Park Improvements - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- p. Garage Door Replacements - Public Services Facility and Public Safety Stations #17, #18 and #19 - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
- q. Traffic Signals at Grand Avenue and Scenic Valley Drive - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
  - 3. Resolution - Award Contract
- r. Public Services Facility - Salt Storage Building Maintenance - City Initiated
  - 1. Resolution - Approval of Plans and Specifications
  - 2. Motion - Receive and File Report of Bids
- 7. New Business**
  - a. Western Hills Elementary Classroom Addition, 600 39<sup>th</sup> Street - Approval of a Major Modification to a Site Plan to Construct a Building Addition - West Des Moines Community School District
    - 1. Resolution - Approval of Major Modification
- 8. Receive, File and/or Refer**

**9. Other Matters**

- a. Des Moines Area Regional Transit Authority (DART) Route Changes
- b. Legislative Updates

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required please contact the Clerk's office at least 48 hours in advance, at 222-3600 to have accommodations provided.